



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set a Public Hearing for Wednesday, February 7, 1996 to:

1. Consider the request of Dale Gillespie on behalf of Geweke Properties for a General Plan Amendment to redesignate a portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23) from PR, Planned Residential and NCC, Neighborhood-Community Commercial to LDR, Low Density Residential and NCC, Neighborhood-Community Commercial.
2. Consider the request of Dale Gillespie on behalf of Geweke Properties to prezone a 19.7 acre portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23), C-S, Commercial Shopping and a 17.3 acre portion of those parcels R-2, Single-Family Residential; and
3. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

MEETING DATE: January 17, 1996

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council set a Public Hearing for 7:00 p.m., Wednesday, February 7, 1996 to:

1. Consider the request of Dale Gillespie on behalf of Geweke Properties for a General Plan Amendment to redesignate a portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23) from PR, Planned Residential and NCC, Neighborhood-Community Commercial to LDR, Low Density Residential and NCC, Neighborhood-Community Commercial.
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3. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

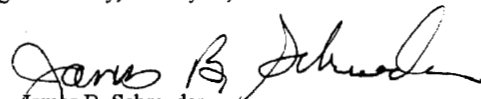
BACKGROUND INFORMATION: The above requests of Dale Gillespie on behalf of Geweke Properties were initiated by City Council action at its meeting of March 1, 1995. The matter was continued at the request of Mr. Gillespie so that Geweke Properties and the owners of the parcel to the south, across Kettleman Lane, could meet with Michael Friedman to discuss permitted land uses.

Although the land use question has not been answered, a new problem appears to require the early annexation of these parcels. In December 1995, the Board of Supervisors unilaterally canceled the annexation property tax agreements effective June 13, 1996. The County is now seeking to split all taxes (i.e. property, sales, TOT etc.) on newly annexed property.

The LAFCO Executive Officer has informed the City that in order for an annexation to be considered at the May 1996 LAFCO meeting, it must be received by his office before March 1, 1996. LAFCO policy requires that all property proposed for annexation must be prezoned.


These requests will be considered by the Planning Commission at its meeting of Monday, January 22, 1996.

FUNDING: None Required.


James B. Schroeder
Community Development Director

JBS/lw

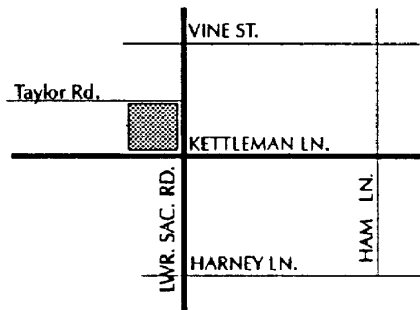
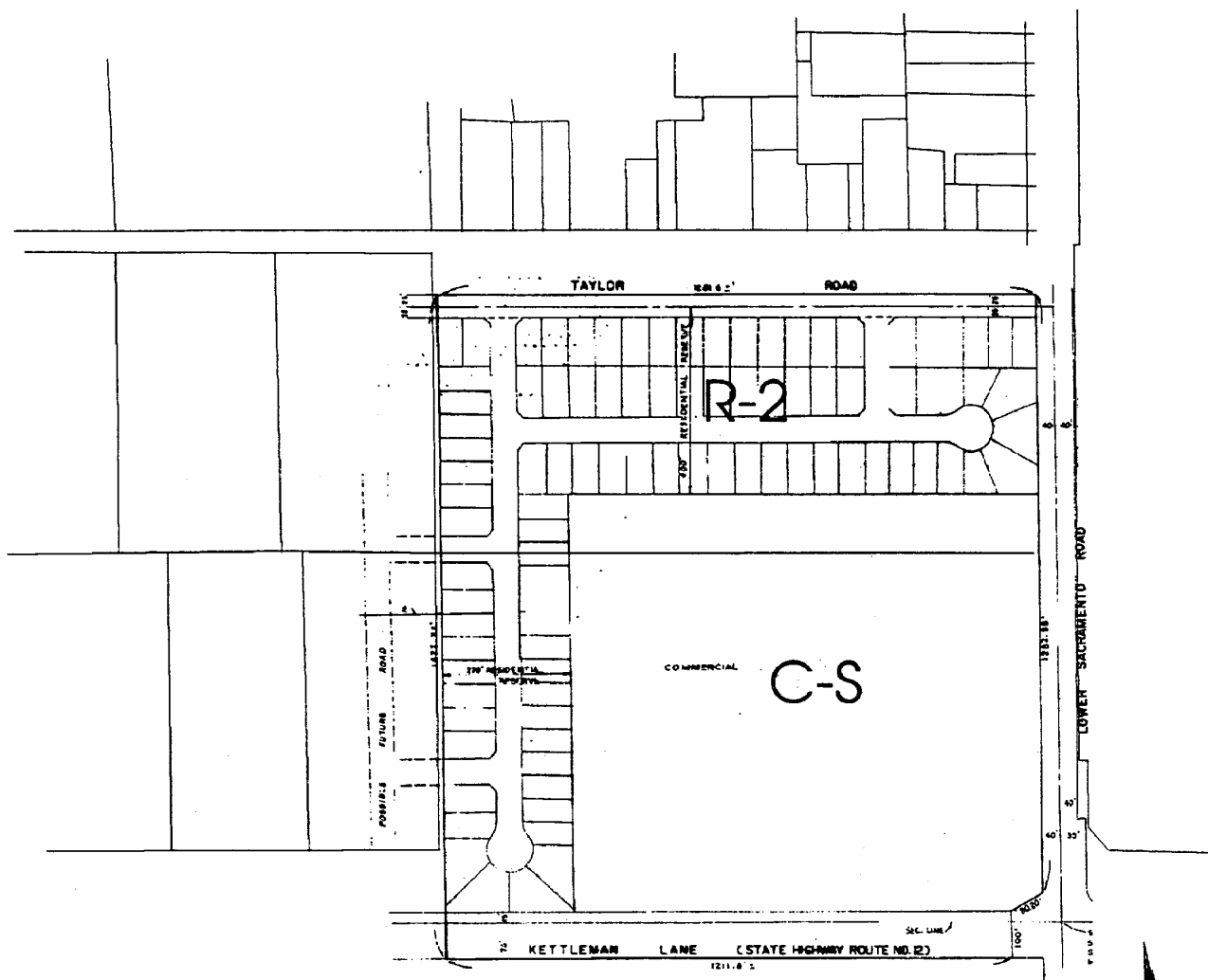
APPROVED. _____


H. DIXON FLYNN
City Manager



recycled paper

CC-1



VICINITY MAP



Daryl Geweke
 GPA, Prezone, & Annex
 15201 N. Lwr. Sacramento Rd. and
 570 E. Taylor Rd. R-2 & C-S
 GPALU 95-2
 Z-95-05
 5-22-95



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: February 7, 1996

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, February 7, 1996** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Consider request of Dale Gillespie on behalf of Geweke Properties for a General Plan Amendment to redesignate a portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23) from PR, Planned Residential and NCC, Neighborhood-Community Commercial to LDR, Low Density Residential and NCC, Neighborhood-Community Commercial;
- b) Consider the request of Dale Gillespie on behalf of Geweke Properties to prezone a 19.7 acre portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23), C-S, Commercial Shopping and a 17.3 acre portion of those parcels R-2, Single-Family Residential; and
- c) Certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council

Jennifer M. Perrin
Jennifer M. Perrin
City Clerk

Dated: January 17, 1996

Approved as to form:
John Luebberke
John Luebberke
Deputy City Attorney



DECLARATION OF MAILING

Public Hearing - GEWEKE PROPERTIES

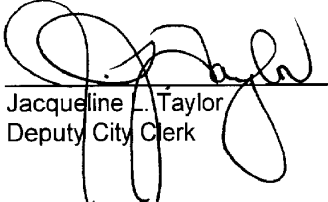
On January 18, 1996 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 18, 1996, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Taylor
Deputy City Clerk

EGEWKE

PUBLIC HEARING LIST

Page 1 of 2

MAILING LIST FOR: GIEWEKE WEST GPA, PREZONE 9 ANNEXATION				FILE #	
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP	
027-050-23	Daryl & O Gieweke Trs.	P.O. Box 1210			
-14	"				
-10	Angelo S. Pansis	9949 Fernwood Rd	Stockton	95212	
-11	Takeli & Myoko Kaba	2332 Rockingham Ct		95242	
-03	Enricha Helet	345 E Taylor Rd	Lodi	95342	
-20	Lamar A & JA Hedrick	309 E Hwy 12		95241	
-21	Mexican American Catholic P	P.O. Box 553		95242	
-060-01	Merced J & F P Guilierrez	383 E Taylor Rd		"	
-02	James F & P Gilbertson Trs	641 N Pacific Ave			
-03	Hervin D & F.C. Badgley	419 E Taylor Rd			
-05	Daniel R & S McNeil	441 E Taylor			
-06	Leland & Mildred Frey	485 E Taylor Rd			
-39	"				
-08	"	517 Taylor Rd			
-09	Domingo Sanchez Frey				
-10	"				
-11	"				
-38	Kenneth C Reising et al	246 N. Loma Dr		95342	
-12	Kenneth A & Rita G. Roberts	619 E Taylor			
-13	"	P.O. Box 5842	Stockton	95302	
-14	Gent Davis	643 E Taylor			
-15	Velma L. Huber	15472 Hilde Lane			
-36	Lester & M Wagner				
-19	"				
-27	Bernardus & Renee Vander	beiden 681 Taylor	Elk Grove CA	95624	
-28	Arthur & Marjorie L. Katzak	10241 Sheldon Rd			
-29	Randy K & MA Zapara	695 E Taylor			
-34	Roy & Jenny S. Roberts	15431 Lark Sacramento	Rd	95124	
-35	Arthur & Harlene L. Katzakian	10241 Sheldon Rd	Elk Grove		
-030-12	Leland F & Maxine Christesen	179 E Taylor Rd		95240	
-23	Donald E & Elizabeth Claussen	620 W. Locust		"	
-22	R. Michael Fukunaga	14704 N. Beckman Rd	Lodi	94621	
-040-68	BCE Lodi Plaza LP Brown	man Dev, 100 Swanway #20	6 Oakland		
-30	A & C Anagnos et al	801 E Hwy 13	Lodi		
-10	Tom & Terry Kline Trs	1213 S Lark Sacramento			
-11	Phyllis & T. Varnades	15288 N Lark Sacramento			
	"	221 Parkers Ave	95124		

EXEMPLE

MAILING LIST FOR					
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP	
027-330-03	Chris & Loretta Keszler	317 W. Lady Ave	Lodi	95340	
-04	"				
-05	Michael M Schmitter	2488 Battery Ct		95342	
-06	Kesler	1358 Midvale Rd	Lodi	95340	
058-050-01	Gaelyn Hines Reichman	301 S. Main Lane		95342	
-02	Lodi Southwest Associates LP	525 W. Third St.		95330	
-01	Vittamar Inc	Brownmen Level 100 Susan Way		94421	
-48	Fish Ltd Plaza Associates				
-44	"				



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set a Public Hearing for Wednesday February 7, 1996 to:

1. Consider the request of Lori W. McIntosh on behalf of Southwest Associates to prezone the 21.46 acre parcel at 630 East State Route 12 (APN 058-030-02) to C-S, Commercial Shopping; and
2. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

MEETING DATE: January 17, 1996

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council set a Public Hearing for Wednesday, February 7, 1996 to:

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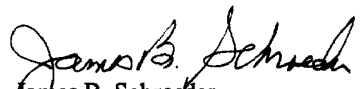
BACKGROUND INFORMATION: The above requests of Lori W. McIntosh on behalf of Southwest Associates were initiated by City Council action at its meeting of March 1, 1995. The matter was continued at the request of Ms. McIntosh so that Southwest Associates and the owners of the parcel to the north, across Kettleman Lane, could meet with Michael Friedman to discuss permitted land uses.

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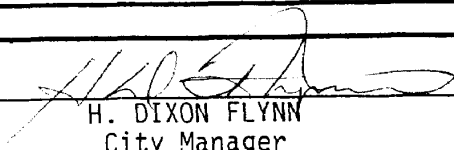
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FUNDING: None Required.


James B. Schroeder
Community Development Director

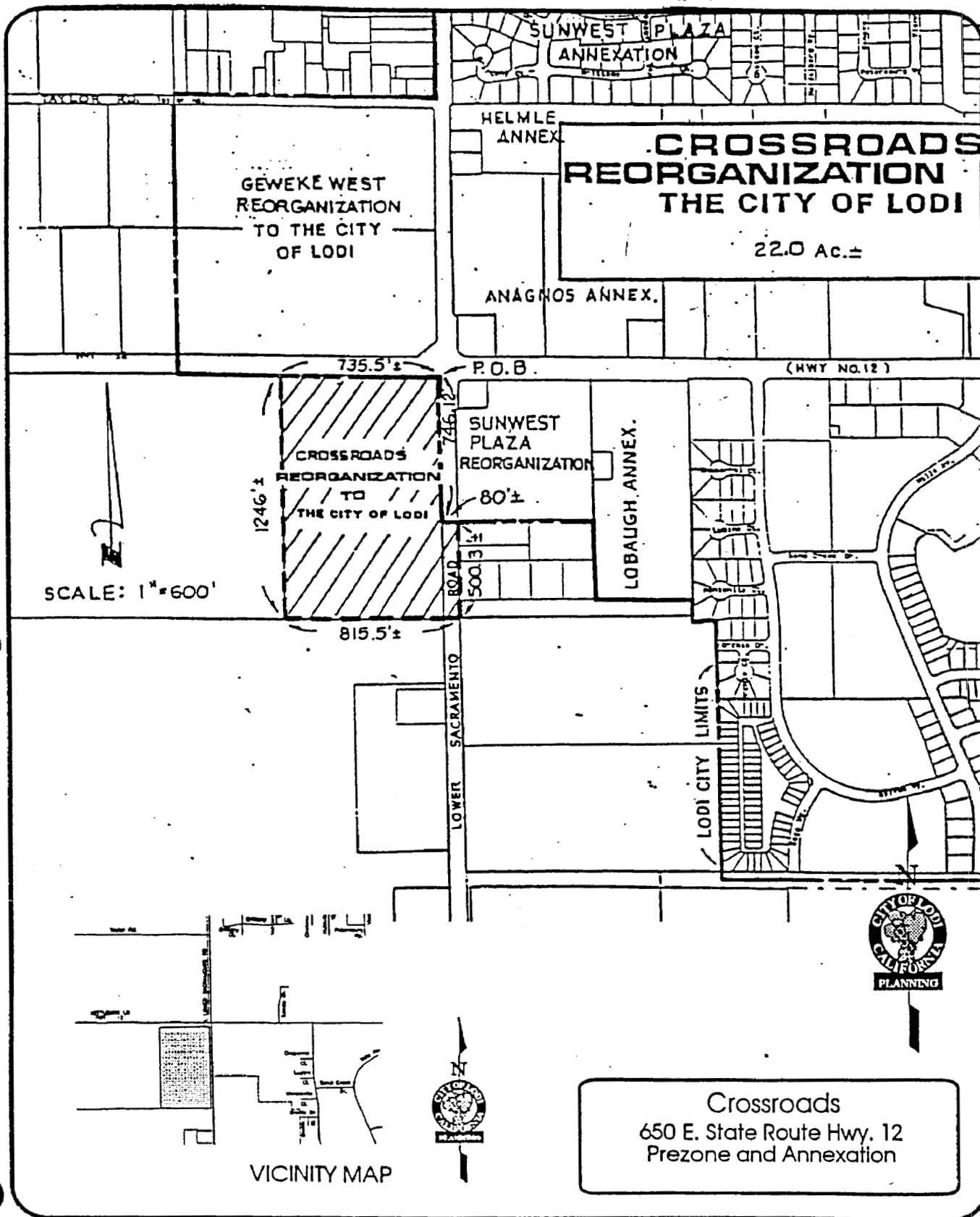
JBS/lw

APPROVED: _____


H. DIXON FLYNN
City Manager



recycled paper





CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

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Time: 7:00 p.m.

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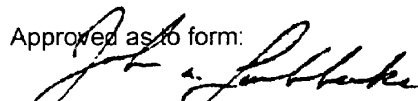
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By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: January 17, 1996

Approved as to form:


Jenn Luebberke
Deputy City Attorney



DECLARATION OF MAILING

Public Hearing - SOUTHWEST ASSOCIATES

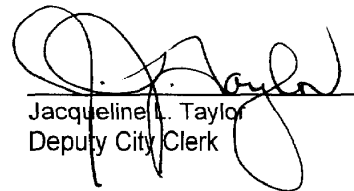
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Jennifer M. Perrin
City Clerk



Jacqueline L. Taylor
Deputy City Clerk

MAILING LIST FOR: CROSSROADS PREZONE & ANNEXATION		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
→ 058-130-02	Lodi Southwest Associates LP	301 S. Ham Lane Ste A	Lodi CA	95242
-01	Carolyn Hines Reichmuth	1358 Midvale Rd	"	95242
-03	John & Ann Van Ruiten Trs	401 W. Turner Rd	"	95242
-04	"		"	
-05	"		"	
-140-01	Ultramar Inc	535 W Third St.	Hanford CA	93230
-42	First Lodi Plaza Associates	Stowman Dev. 100 Swan Way #200	Oakland CA	94621
-44	"	"	"	"
-04	Dean K. Framie et al	212 Rutledge Dr.	Lodi CA	95242
-11	Zane M & P Greer	1432 Park	"	"
-06	Vernet & C Hettrman	1300 Glenhurst	"	95240
-07	Julia & T Valenzuela	844 Olive Ct	"	95242
-14	Ruth Susan Peterson	PO Box 331	Sutter Creek	95685
-12	M Bill Peterson	PO Box 472	Locketford	95237
037-056-23	Daryl & C Geweke	PO Box 1210	Lodi	95241
-31	Mexican American Cathol.	Fed. PO Box 553	Lodi	95242
-040-30	A & O Anagnos et al	801 E Hwy 12	"	"